DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-109780-WG

Project Name/Address: McShane Pier and Beach Cove at 9537 Lake Washington Blvd. NE

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum SEPA Comment Period: May 23, 2019 (14-days)

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

McShane Pier and Beach Cove
File 19-109780-WG

Project Description

Demo an existing 600 square foot pier with sixteen 12" to 14" diameter wood piles and construct a new 520 square foot pier supported by ten 6" to 10" diameter steel piles. Thruflow grated decking with 42% open space will be installed on the entire surface of the pier. Install a new boat lift. Remove 64 lineal feet of an existing concrete bulkhead and construct a beach cove. Replace a 24 lineal foot section of an existing concrete bulkhead with a rock bulkhead. Install retaining walls less than 30" in height and a pervious paver pathway to the pier and beach cove. Native shoreline plantings will be installed per the planting plan.

20.25E.065 Residential shoreline regulations.

H. Residential Moorage (Overwater Structures).

3. General Requirements Applicable to All Residential Docks. The following standards apply to all development and repairs related to residential docks:

a. Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives are allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromated copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.

This section will be met.

b. Dock Lighting. Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.

This section will be met.

4. General Requirements Applicable to New or Reconfigured Residential Docks.

Lake Washington

Number of Docks Allowed (1 per residential lot): this will be met.

Dock Side Setback Requirements (10'): Proposed is 15' or greater, this will be met.

Maximum Dock Length (150'): 80' proposed, this will be met.

Maximum Dock Size (480 sq. ft.): 520 sq. ft. proposed, this will be modified under the alternative standard by obtaining state and federal approval for the additional area.

Maximum Walkway Width (4' for near shore; otherwise 6'): The walkway will be 4' wide in the near shore but will be 8' wide beyond the near shore. This requirement will be modified under the alternative standard by obtaining state and federal approval for the additional width.

Ell Location Restriction Related to Water Depth: Not applicable as no ell is proposed.

Mooring Pile: Not applicable as none are proposed.

Decking: Thruflow grated decking (42% open space) will be used.

Chart 20.25E.065.H.4 New and Reconfigured Residential Dock Standards

Notes: New and Reconfigured Residential Dock Standards:

(1) Floating docks may be approved when the use of a fixed dock is not feasible.

Not Applicable

(2) No private dock or other structure waterward of the ordinary high water mark, including boatlifts, watercraft lifts, and other structures attached thereto, shall be closer than 10 feet to any adjacent property line projection, except where a mutual agreement of adjoining property owners is recorded with the King County Records and Election Division and the Bellevue City Clerk and submitted as part of the permit application for the use or activity.

The proposed pier will be 15' or greater from the adjacent property lines.

(3) These standards or limitations may be modified through approval of a variance to the Shoreline Master Program (LUC 20.25E.190).

Not applicable to the project.

(4) These standards or limitations may be modified through approval of larger dimensions or alternative materials authorized by the U.S. Army Corps of Engineers (pursuant to the approval authority provided under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act) or by Washington Department of Fish and Wildlife (pursuant to the approval authority under Hydraulic Project Approvals) through their respective permitting processes.

State and federal approval will be obtained for the additional pier area and walkway width.

(5) Existing dock size (total square footage) may be maintained for reconfigured docks as long as other requirements of this chapter are satisfied.

Not applicable.

(6) The four-foot width for near shore walkway may be increased to five feet if one of the following criteria is met:

(a) Water depth is 4.85 feet or more, as measured from the ordinary high water level.

(b) A resident of the property has a documented permanent State disability as defined in WAC 308-96B-010(5).

(c) For replacement piers or docks only, there is a net reduction in near shore overwater walkway coverage and native vegetation is planted and established within 10 feet of the shoreline at a ratio of 3:1 for the near shore overwater walkway coverage wider than 4 feet (maximum of 90 square feet). The required vegetation shall be in addition to any shoreline vegetation mitigation credited in subsection F of this section.

(d) A site-specific report is prepared by a qualified professional demonstrating no net loss of ecological function.

Not applicable.

b. New and Reconfigured Residential Docks – Limitations.

i. Number of Docks Per Lot. Construction of one residential dock per upland residential waterfront lot or one joint-use dock for two or more adjacent waterfront lots is allowed in accordance with Chart 20.25E.065.H.4. Expansion of any legally established existing residential dock is permitted; provided the expansion complies with the development standards contained in subsections H.3 and H.4 of this section.

The expansion will comply with H.3 and H.4 as stated previously.

ii. Lot Dimensional Requirements. Residential docks are allowed only on:

(1) Lots created on or after May 21, 2018, and having water frontage meeting or exceeding the minimum lot width required in the underlying land use district (for further information regarding the Citywide standard refer to LUC 20.20.010); or

(2) Lots created before May 21, 2018; or

(3) Nonbuilding tracts platted for the purpose of providing common residential moorage for a group of contiguous properties; provided the minimum width of the nonbuilding tract is equal to or greater than 24 feet.

The project will comply with this section.

iii. Combining Frontage – Shared Docks. For the purposes of meeting the requirements of subsection H.4.b.ii of this section, adjoining property owners may combine their water frontage by mutual agreement recorded with the King County Records and Elections Division, or its successor agency, and the Bellevue City Clerk. Only one shared residential dock is permitted pursuant to a combined frontage agreement, which may connect with the property landward of the ordinary high water mark at only one location.

Not applicable.

iv. Boathouses. New boathouses are prohibited. Existing boathouses waterward of OHWM are subject to the rules for nonconforming overwater accessory structures set forth in subsection I of this section.

Not applicable.

v. Open-Sided Boat Moorage Covers. One open-sided structural boat cover is allowed per residential dock. Open-sided boat covers shall be considered as part of the dock, and the total cumulative square footage of the open-sided boat cover and the dock shall not exceed the allowed maximum dock size in Chart 20.25E.065.H.4.

Not applicable.

vi. Siting and Design. New and reconfigured docks should be located and designed to avoid the need for new and maintenance dredging.

The dock design complies with this section.

20.25E.080 Shoreline modifications

F. Shoreline Stabilization.

4. New or Enlarged Shoreline Stabilization Measures.

Not applicable.

5. Repair of Existing Shoreline Stabilization. Existing legally established shoreline stabilization measures may be repaired. Repair is defined as any actions to less than 75 percent of the existing structure over a 5-year period that are designed to restore a stabilization measure to its original condition and configuration. Cumulative repairs within a five-year period exceeding this threshold shall be considered a complete replacement subject to the standards set forth in subsection F.6 of this section.

24 lineal feet of the total 88 lineal feet of the existing concrete bulkhead will be replaced with a rock bulkhead. The replacement is 27 percent of the existing structure which is in compliance with this section.

6. Replacement of Existing Shoreline Stabilization.

Not applicable.

7. Removal of Existing Shoreline Stabilization. Shoreline stabilization measures may be voluntarily removed in support of shoreline mitigation or restoration when the proposal meets the following applicable requirements:

a. The area impacted by removal is restored or replanted pursuant to an approved mitigation plan (refer to LUC 20.25E.060.D), designed, located, sized and constructed to ensure no net loss of ecological function;

The area where the bulkhead is being removed is being converted to a gravel beach and native shoreline vegetation is being planted in compliance with this section.

b. The impact on adjacent properties is minimized and existing stabilization structures are protected;

The beach cove rockery will tie into the adjacent rock bulkhead so that the adjacent property is protected in compliance with this section.

c. The applicant records an agreement recognizing that the installation of future hard stabilization is prohibited; and

The agreement will be recorded once the applicant receives the text of the agreement from the city.

d. Short-term construction impacts are minimized through the use of appropriate best management practices to minimize impacts to water quality, appropriate timing restrictions, and stabilization of exposed soils following construction. (Ord. 6416, 5-21-18, § 2)

The best management practices have been listed on sheet A1.0 of the plans.

SEPA Checklist Reviewed by Reilly Pittman on 5/6/2019

NT SERVICES DEPARTMENT
ENUE NE
'A 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

Received
APR 04 2019
Permit Processing

RP

A. Background [help]

1. Name of proposed project, if applicable: [help]
   McShane Pier & Beach Cove

2. Name of applicant: [help]
   Jeffrey McShane

3. Address and phone number of applicant and contact person: [help]
   Applicant:
   Jeffrey McShane
   9537 Lake Washington Blvd. NE
   Bellevue, WA 98004
   425-754-4456

   Contact:
   Evan Wehr – ecco design inc.
   203 N 36th St. Suite 201
   Seattle, WA 98103
   206-706-3937

4. Date checklist prepared: [help]
   March 24, 2018

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Summer 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Shoreline Substantial Development Permit (City of Bellevue), Building Permit (City of Bellevue), HPA (WDFW), and Letter of Permission (Army Corps)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead

RP

agencies may modify this form to include additional specific information on project description.) [help]

Demo an existing pier and construct a new pier. Install a new boat lift. Remove a section of an existing concrete bulkhead and construct a beach cove. Replace a section of an existing concrete bulkhead with a rock bulkhead. Install retaining walls less than 30" in height and a pervious paver pathway to the pier and beach cove. Native shoreline plantings will be installed per the planting plan.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
9537 NE Lake Washington Blvd.
Bellevue, WA 98004
Section: NE ¼ 31 Township: 25 N Range 5 E

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☐Flat, ☐rolling, ☒hilly, ☐steep slopes, ☐mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? [help]
Approximately 20%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Sand, gravel, and muck along the shoreline.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Approximately 130 cubic yards will be excavated to replace a section of the bulkhead and create a beach cove. 80 cubic yards of gravel will be added to create the beach cove. 20 cubic yards of crushed rock drainage material will be added landward of the rock bulkhead section and beach cove rockery.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

[help]
Exposed soils could erode during construction however a TESC plan will be implemented to mitigate the impacts.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
No change.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
A TESC plan will be implemented during construction.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Low levels of emissions from boating.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
None

3. Water [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]
Lake Washington

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]
Yes, see plans.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]
30 cubic yards of beach gravel will be placed in Lake Washington.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[help]
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
None

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
None

c. List threatened and endangered species known to be on or near the site. [help]
Existing non-native ornamental shrubs along the shoreline will be removed to create the beach cove and native shoreline plants will be planted per the planting plan.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
Native vegetation will be planted per the planting plan.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
None known.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☒hawk, ☒heron, ☒eagle, ☐songbirds, other:
mammals: ☐deer, ☐bear, ☐elk, ☒beaver, other:
fish: ☒bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, other:

b. List any threatened and endangered species known to be on or near the site. [help]
Chinook Salmon, Bull Trout, & Steelhead

c. Is the site part of a migration route? If so, explain. [help]
Yes, salmon migrate through Lake Washington

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Native vegetation will be planted per the planting plan.

e. List any invasive animal species known to be on or near the site. [help]
None known

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
The lift will be recharged by solar.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
None

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]
No

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
None

4) Describe special emergency services that might be required. [help]
None

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
None

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
Elevated noise levels from construction.

3) Proposed measures to reduce or control noise impacts, if any: [help]
The work will take place during allowed work hours.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The property is a single family residence and the adjacent properties are single family residences.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No

c. Describe any structures on the site. [help]
There is a pier at the site.

d. Will any structures be demolished? If so, what? [help]
No

e. What is the current zoning classification of the site? [help]
R-1.8

f. What is the current comprehensive plan designation of the site? [help]
SF-H

g. If applicable, what is the current shoreline master program designation of the site? [help]
Recreational Boating

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes, Lake Washington.

i. Approximately how many people would reside or work in the completed project? [help]
N/A

j. Approximately how many people would the completed project displace? [help]
None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
None

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest

lands of long-term commercial significance, if any: [help]
None

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
N/A

c. Proposed measures to reduce or control housing impacts, if any: [help]
N/A

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
Approx. 3' above ordinary high water.

b. What views in the immediate vicinity would be altered or obstructed? [help]
None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
None

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No

c. What existing off-site sources of light or glare may affect your proposal? [help]
None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
None

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Boating and fishing.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
None

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
None

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
NE Lake Washington Blvd

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
Yes

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
No change.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air

transportation? If so, generally describe. [help]
No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
No change.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
No

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
None

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity, natural gas, water, refuse service, telephone, and sanitary sewer.

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
None

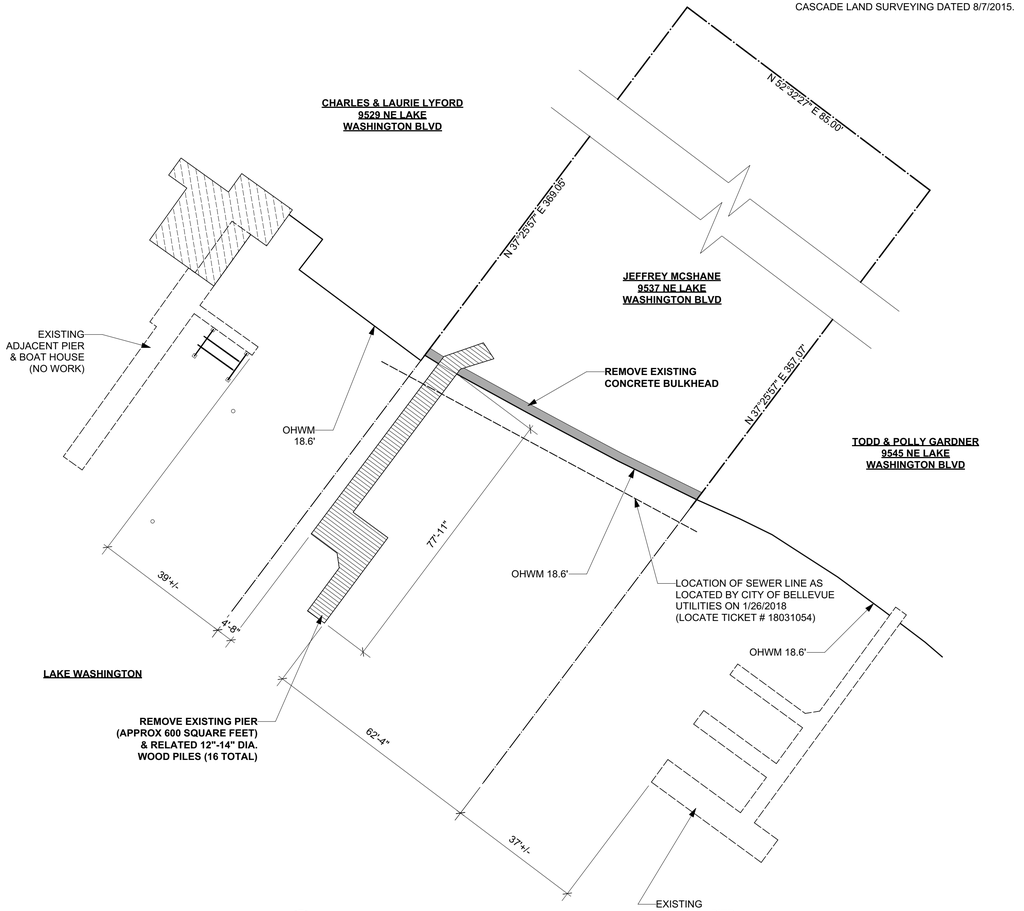
C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *Evan Wehr*
Position and Agency/Organization: *ecco design inc.*
Date Submitted: *March 29, 2019*

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. THIS SITE PLAN IS BASED ON A SURVEY BY CASCADE LAND SURVEYING DATED 8/7/2015.



EXISTING SITE PLAN

SCALE 1" = 40'-0"

Best Management Practicies

1. In water work shall be restricted to work windows established by Washington Department of Fish and Wildlife and US Army Corps of Engineers.

2. No stockpiling or staging of material will occur below OHW.

3. No solvents or other chemicals will be used in or over the water during the construction or operation of the proposed action.

4. No waste material, including material associated with treated wood decks, will enter the waterbody.

5. All waste material and construction debris will be collected and disposed of at an approved facility that is in compliance with the Endangered Species Act.

6. All floating debris generated during construction will be retrieved, removed, and disposed of at an approved upland location.

7. All equipment that will operate over water or below OHWM or MHHW will be cleaned of accumulated grease, oil, or mud. All leaks will be repaired prior to arriving on site. Equipment will be inspected daily for leaks, accumulations of grease, etc., and any identified problems will be fixed before operating over water or below the OHWM or MHHW.

8. Two oil absorbing floating booms, appropriate for the size of the work area, will be available onsite whenever heavy equipment operates within 150 feet of open water and there is a potential for hazardous materials to enter surface waters. The booms will be stored in a location that facilitates immediate deployment in the event of a spill.

9. Work done by barge will be done with a crane and a guide on the end of the barge for placement of the piling in specific locations. The working barge will be kept in place with steel spuds or large steel piles that act as anchors at each corner of the barge to prevent the barge from grounding out. The barge will not ground or rest on the substrate or be over or within 25 feet of vegetated shallows (except where such vegetation is limited to State-designated noxious weeds).

10. Fueling and servicing of equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands. Spill containment systems must be adequate to contain all fuel leaks.

11. Equipment and vehicles will be stored in established staging areas when not in use (excluding cranes, which cannot be easily moved).

12. A written spill prevention, control, and countermeasures plan will be prepared for activities that include the use of heavy equipment. The plan will describe measures to prevent or reduce impacts from accidental leaks or spills, and will contain a description of all hazardous materials that will be used, proper storage and handling, and monitoring methods. A spill kit will be available onsite during construction and stored in a location that facilitates immediate deployment if needed.

13. Treated wood and other material shall be the least toxic according to industry standards. Treated wood used shall be applied and used in accordance with the American Wood Preserver Association (AWPA) standards for aquatic use. Wood treated with pentachlorophenol, creosote, chromate copper arsenate (CCA), or comparably toxic compounds is prohibited for decking or piling.

PROJECT INFORMATION

OWNER:
JEFFREY MCSHANE

SITE ADDRESS:
9537 NE LAKE WASHINGTON BLVD
BELLEVUE, WA 98004

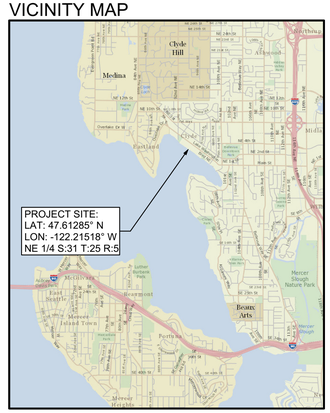
PARCEL NUMBER:
4389200840

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
LOCHLEVEN POR LY SWLY OF LK WASH BLVD & SH LDS ADJ
PLAT BLOCK: 15
PLAT LOT: 11

PROJECT DESCRIPTION:
DEMO AN EXISTING 600 SQUARE FOOT PIER AND CONSTRUCT A NEW 520 SQUARE FOOT PIER. THRUFLOW GRATED DECKING WITH 42% OPEN SPACE WILL BE INSTALLED ON THE ENTIRE SURFACE OF THE PIER. INSTALL A NEW BOAT LIFT. REMOVE 64 LINEAL FEET OF AN EXISTING CONCRETE BULKHEAD AND CONSTRUCT A BEACH COVE. REPLACE A 24 LINEAL FOOT SECTION OF AN EXISTING CONCRETE BULKHEAD WITH A ROCK BULKHEAD. INSTALL RETAINING WALLS LESS THAN 30" IN HEIGHT AND A PERVIOUS PAVER PATHWAY TO THE PIER AND BEACH COVE. NATIVE SHORELINE PLANTINGS WILL BE INSTALLED PER THE PLANTING PLAN.

VICINITY MAP



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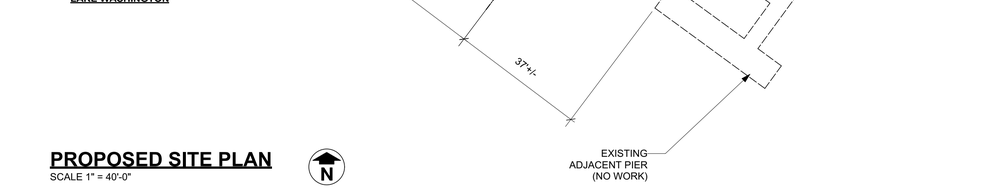


PROPOSED SITE PLAN

SCALE 1" = 40'-0"

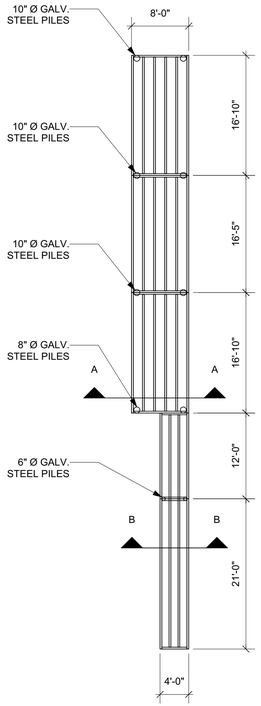
ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

PROJECT INFO
SITE PLAN

DATE: 3/8/2019
REVISIONS:

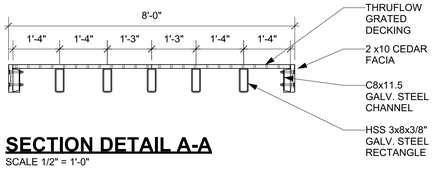
MCSHANE PIER & COVE
9537 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA 98004

A1.0



PIER PILE PLAN

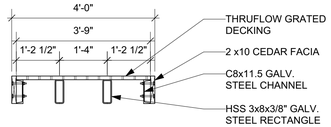
SCALE 1" = 10'-0"



SECTION DETAIL A-A

SCALE 1/2" = 1'-0"

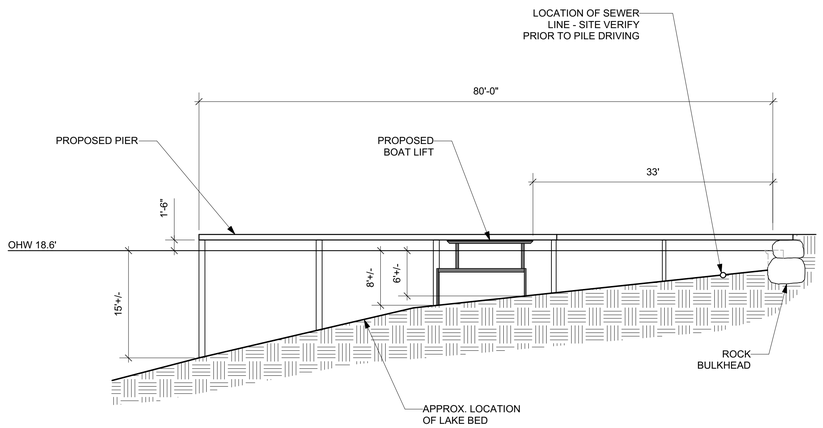
0 4 FT



SECTION DETAIL B-B

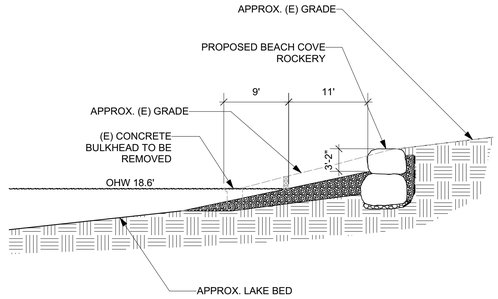
SCALE 1/2" = 1'-0"

0 4 FT



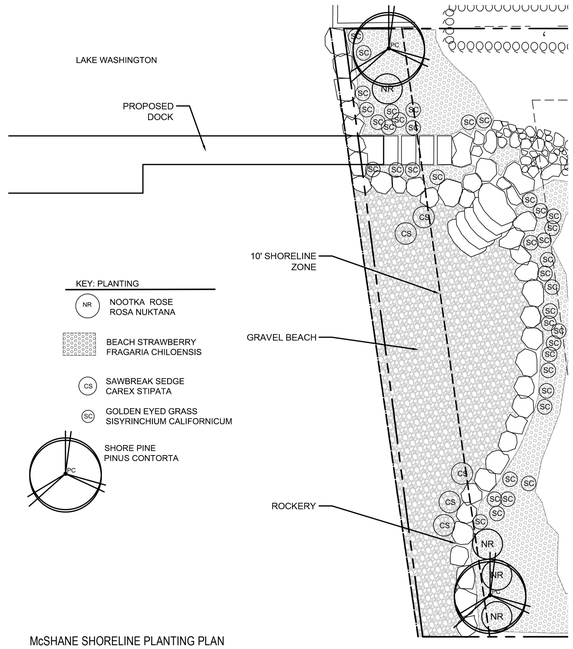
ELEVATION

SCALE 1"=10'-0"



BEACH COVE SECTION

SCALE 1" = 10'-0"



McSHANE SHORELINE PLANTING PLAN

1"=10'-0"

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

FRAMING PLAN
ELEVATION
SECTIONS
PLANTING PLAN

DATE: 3/8/2019
REVISIONS:

MCSHANE PIER & COVE
9537 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA 98004

A2.0